

ALTA/ACSM LAND TITLE SURVEY OF LOTS 8, 9, AND VACATED FRONTAGE ROAD ON THE WEST SIDE OF SAID LOTS, LOCATED IN GREATER LEXINGTON ADDITION, TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA (2510 SOUTH BRIDGE STREET)

LEGAL DESCRIPTION

Lots 8 and 9, in Greater Lexington Addition to the City of Lexington, Dawson County, Nebraska, **TOGETHER WITH** that portion of the vacated frontage road adjacent to and abutting Lots 8 and 9 on the west thereof, **TOGETHER WITH** rights across that portion of the vacated frontage road adjacent to and abutting Lot 10 in Greater Lexington Addition to the City of Lexington, Dawson County, Nebraska, created under the Mutual Access Easement Agreement recorded June 26, 1992 in Book 71, Page 644.

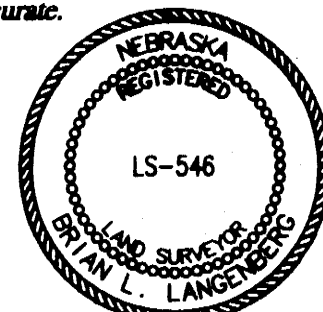
SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Nebraska, certifies to Wendgrind Realty, LLC, Grand Island Abstract, Escrow & Title Company and Home Federal Savings and Loan Associates of Grand Island, Nebraska and their successors, nominees and assigns as follows:

1. This map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1-4, 6, 7(a)-(c), 8-10, 11(b) and 13-16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.
2. The survey was made on the ground on August 15, 2007 by me, or under my supervision, and correctly shows the legal description and the land area of the subject Property, the location and type of all visible above-ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject Property, and any other matters situated on the subject Property.
3. Except as shown on the survey, there are no visible easements or rights-of-way of which the undersigned has been advised.
4. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights-of-way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.
5. The location of each easement, right-of-way, servitude, and other matter (above or below ground) affecting the subject Property and listed in the title insurance commitment no. 07-2184 dated February 13, 2007, issued by Commonwealth Land Title Insurance Company with respect to the subject Property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The Property shown on all the survey is the Property described in that title commitment. The location of all improvements on the subject Property is in accordance with minimum setback, side yard and rear yard lines, provisions and restriction of record for the subject Property referenced in such title commitment.
6. The subject Property has direct access to and from a duly dedicated and accepted public street or highway.
7. Except as shown on the survey, the subject Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
8. The recorded description of the subject Property forms a mathematically closed figure.
9. No portion of the Property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject Property is located.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Dated this 17th day of August, 2007.



Brian L. Langenberg
Brian L. Langenberg, Registered Land Surveyor
Nebraska Reg. No. 546
EISEMAN, LEVINE, LEHRHAUPT 2824-001

SCALE: 1" = 40'

LEGEND

- FOUND MONUMENT
- A ACTUAL DISTANCE
- D PLAT DISTANCE AS PER GARY DONNELSON L.S. 292
- ◇ CURB STOP
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ ELECTRICAL BOX
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ GAS PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEAN OUT
- ⊕ STORM MANHOLE
- ⊕ CATCH BASIN
- WATER LINE
- UGE — UNDERGROUND ELECTRICAL LINE
- OHP — OVERHEAD POWER LINE
- T — TELEPHONE LINE
- GAS — GAS LINE
- 12"-SS — SANITARY SEWER LINE
- S — STORM SEWER LINE

PROPERTY INFORMATION

FLOOR RATIO TAB:

1. The ground floor area of the subject Property, calculated in conformance with the zoning ordinance of the City of Lexington, is 3,794.423 square feet.
2. The land area of the Property is 104,082.3 square feet.

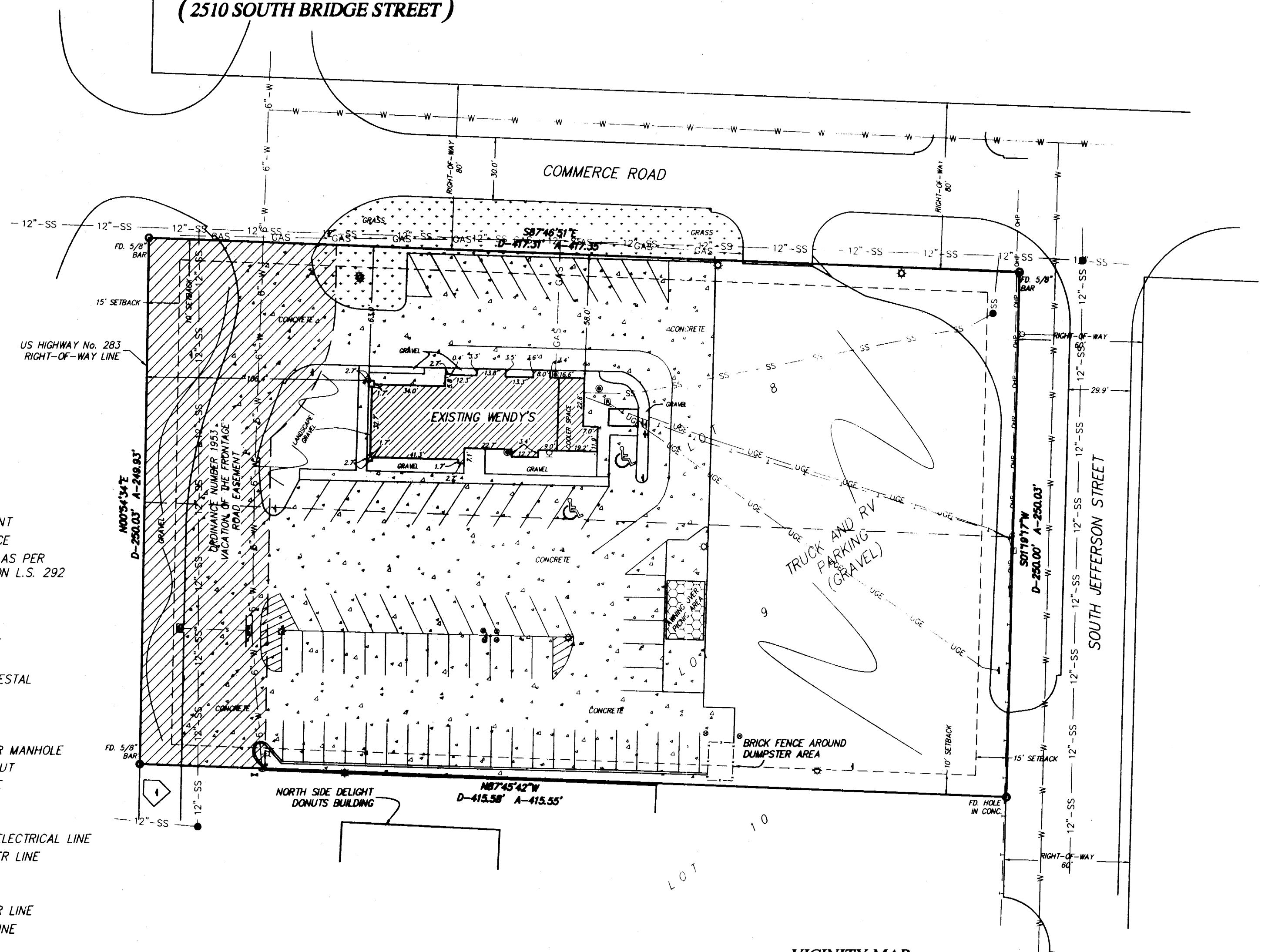
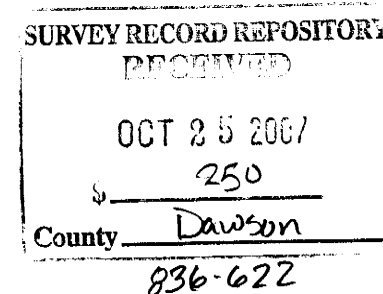
PARKING TAB:

1. There exist 69 regular parking spaces and 2 handicapped parking spaces with unmarked parking for RVs and Trucks on gravel on the subject Property.
2. The zoning ordinance of the City of Lexington requires that the subject Property with this zoning classification have 1 parking space for every 4 seats and one loading space.

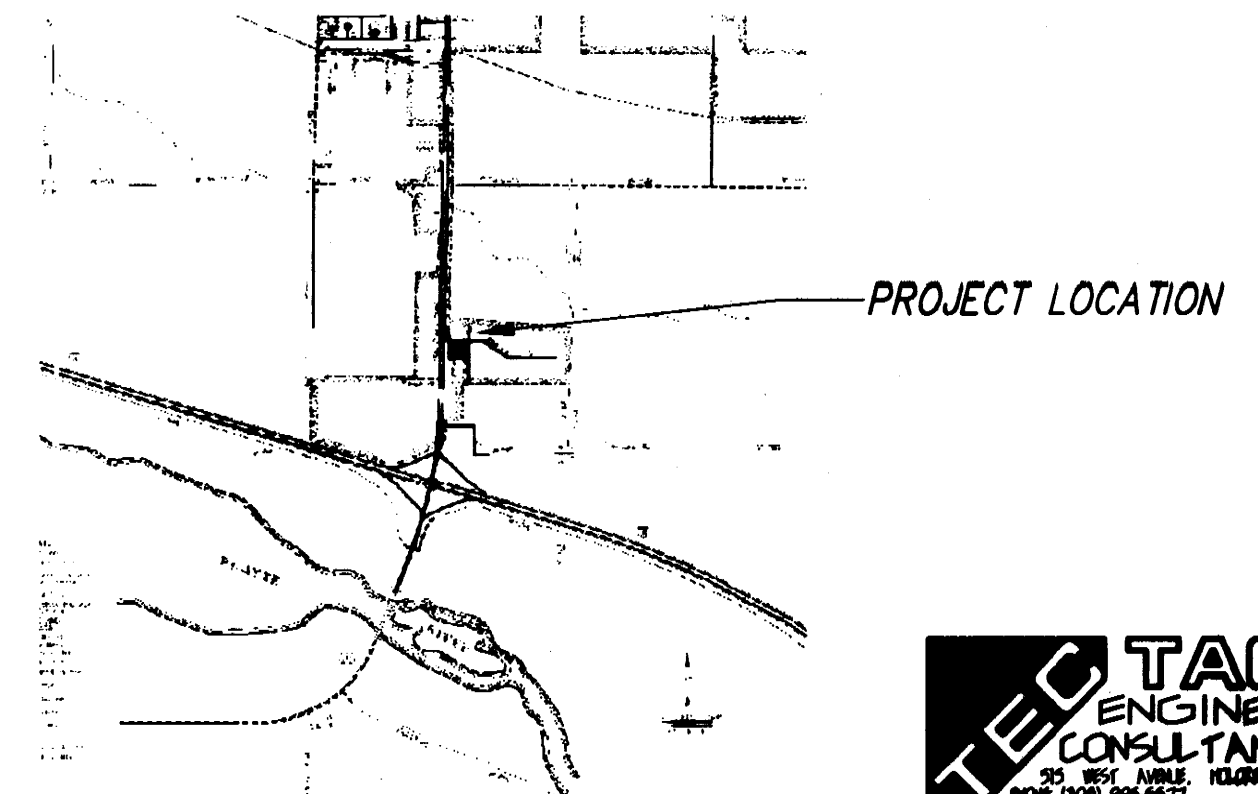
ZONING

SETBACKS

Front	15'
Side	10'
Rear	15'
Max. Height	35'



VICINITY MAP



REFERENCE PLAT:

PLAT OF LOTS 8 & 9, GREATER LEXINGTON ADDITION DATED NOVEMBER 23, 1998 BY GARY DONNELSON, L.S. 292

EASEMENT INFORMATION

Vacated Frontage street as per Mutual Access Easement Agreement in Book 71, Pages 644-648, dated June 26, 1992, and Ordinance #1953 dated April 28, 1992.

UTILITIES LEGEND

Sewer, Water & Electric - City of Lexington	308-324-2343
Telephone- Qwest	800-422-1234
Gas- Kinder Morgan	800-563-0012
Digger's Hotline	800-331-5666

